

128.A

0001

0402.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

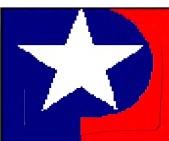
574,800 / 574,800

USE VALUE:

574,800 / 574,800

ASSESSED:

574,800 / 574,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 402

Owner 1: DAVIDSON HOWARD J

Owner 2:

Owner 3:

Street 1: 1 SCHOOL STREET #402

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

PREVIOUS OWNER

Owner 1: DAVIDSON HOWARD J -

Owner 2: -

Street 1: 1 SCHOOL STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	574,800			574,800		137373
							GIS Ref
							GIS Ref
							Insp Date
							11/21/17

!10099!

USER DEFINED

Prior Id # 1: 137373
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 10:06:44
LAST REV Date Time
11/21/17 14:37:56
danam
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	574,800	0	.	.	574,800		Year end	12/23/2021
2021	102	FV	566,600	0	.	.	566,600		Year End Roll	12/10/2020
2020	102	FV	550,400	0	.	.	550,400	550,400	Year End Roll	12/18/2019
2019	102	FV	501,600	0	.	.	501,600	501,600	Year End Roll	1/3/2019
2018	102	FV	413,800	0	.	.	413,800	413,800	Year End Roll	12/20/2017
2017	102	FV	384,600	0	.	.	384,600	384,600	Year End Roll	1/3/2017
2016	102	FV	474,400	0	.	.	474,400	474,400	Year End	1/4/2016
2015	102	FV	381,600	0	.	.	381,600	381,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHIRANIAN BARBA	31275-70		4/3/2000		245,000	No	No		
SHIRANIAN BARBA	30238-324		6/1/1999		210,000	No	No		
	16695-171		1/1/1986		156,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/21/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath:	Rating:																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 2 - Slate				Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: N - NONE				Frl:	Rating:																
GENERAL INFORMATION								WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION																	
Year Blt: 1925	Eff Yr Blt:			Location: F - Front																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact: .		Floor: M - Multi-Level																	
Const Mod:				% Own: 2.051000118																	
Lump Sum Adj:				Name: 28 - 6043																	
INTERIOR INFORMATION								REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal: 2 - Plaster				Interior:		1	6	2	0												
Sec Int Wall:		%		Additions:																	
Partition: T - Typical				Kitchen:																	
Prim Floors: 4 - Carpet				Baths:																	
Sec Floors:		%		Plumbing:																	
Bsmnt Flr:				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA									
Insulation: 2 - Typical				Basic \$ / SQ: 325.00		Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext: S				Size Adj.: 0.89215684																	
Heat Fuel: 3 - Electric				Const Adj.: 1.10301948																	
Heat Type: 15 - H.V.A.C				Adj \$ / SQ: 319.822																	
# Heat Sys: 1				Other Features: 43036																	
% Heated: 100		% AC: 100		Grade Factor: 1.10																	
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.29999995																	
% Com Wal	% Sprinkled			NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 761278																	
				Depreciation: 186513																	
				Deprecated Total: 574765																	
				WtAv\$/SQ:		AvRate:		Ind.Val:													
				Juris. Factor:				Before Depr:	457.34												
				Special Features: 0				Val/Su Net:	375.69												
				Final Total: 574800				Val/Su SzAd:	375.69												
MOBILE HOME								Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID 128.A-0001-0402.0				IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							